

CONDOMINIUM PLAN FOR LOT "1"

TRACT N^o 36-43-A

CONSISTING OF 7 SHEETS

BEING ALL OF LOT "1" OF THAT CERTAIN TRACT
N^o 36-43-A, IN THE COUNTY OF MONO, STATE
OF CALIFORNIA

INST. N^o 7253

FILED AND RECORDED AT THE
REQUEST OF HIDDEN VALLEY ASSOCIATES
THIS 23 DAY OF March
1981, AT 11:00 PAST 1:00 O'CLOCK
P. M., AND RECORDED IN
VOLUME 1 OF Condo Plan
AT PAGES 20-20F,
MONO COUNTY RECORDS.

James J. Caw
COUNTY RECORDER

- 1) THIS IS A "PLAN" FOR A CONDOMINIUM "PROJECT" AS THOSE TERMS ARE USED AND DEFINED IN TITLE 6, PART 4, DIVISION II OF THE CALIFORNIA CIVIL CODE.
- 2) PROJECT LEGAL DESCRIPTION:
ALL OF LOT 1, TRACT N^o 36-43-A IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK , AT PAGES AND OF SUBDIVISION MAPS, MONO COUNTY RECORDS.
- 3) THE COMMON AREA OF THIS PROJECT IS THE ENTIRE PARCEL OF REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES (BLUE BORDER) OF THIS SUBDIVISION (LOT "1"), INCLUDING ALL STRUCTURES THEREON, EXCEPTING THOSE PORTIONS SHOWN AND DEFINED HEREON AS UNITS 101 THRU 136 INCLUSIVE.
- 4) THE BOUNDRIES OF THE SPACE IN EACH OF THE 36 UNITS GRANTED ARE MEASURED TO THE INTERIOR SURFACES OF THE VERTICAL, HORIZONTAL AND INCLINE PLANES AT THE LIMITS OF THE DIMENSIONS AND ELEVATIONS SHOWN ON THIS SHEET AND WHICH ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF AND EXPOSED BEAMS ABUTTING THERETO, AND THE UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED.
- 5) SOLID LINES INDICATE THE INTERIOR FINISHED SURFACE OF THE WALLS. ALL UNIT LINES INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 0.33, UNLESS OTHERWISE NOTED.
- 6) THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, CENTRAL HEATING, RESERVOIRS, TANKS, PUMPS, AND OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITY SERVICE INSTALLATIONS WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT.
- 7) IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLAN THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR PLAN, REGARDLESS OF MINOR VARIANCES BETWEEN THE BOUNDARIES SHOWN ON THE PLAN OR DEED AND THOSE OF THE BUILDING.
- 8) THE SURVEY TIES SHOWN ARE TO THE VERTICAL PROJECTION OF THE OUTSIDE FACE OF THE EXISTING STUD WALL (DASHED LINES)
- 9) SUCH PORTION OF THE COMMON AREA BEARING THE DESIGNATION "BALCONY" (INDICATED BY THE LETTER "B" DESIGNATION BY WHICH A CORRESPONDING UNIT IS IDENTIFIED ON THE CONDOMINIUM PLAN) ARE SET ASIDE AND ALLOCATED FOR THE RESTRICTED USE OF THE RESPECTIVE UNITS OF EACH STRUCTURE AND SUCH AREAS SHALL BE KNOWN AS RESTRICTED COMMON AREAS. SUCH AREAS SHALL BE USED IN CONNECTION WITH SUCH UNIT OR UNITS AS DESIGNATED TO THE EXCLUSION OF THE USE THEREOF BY OTHER OWNERS OF THE COMMON AREAS AND SHALL BE APPURTENANT TO THE RESPECTIVE UNITS FOR THE EXCLUSIVE USE AND PURPOSES FOR WHICH THE SAME ARE DESIGNATED.

STATE OF CALIFORNIA } S.S.
COUNTY OF MONO }

I, GORDON C. HOLMES, DO HEREBY CERTIFY THAT I AM
A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA,
AND THAT THE BOUNDARIES OF THE PROJECT AS SHOWN ON SHEET
2 ARE TRUE AND CORRECT.

Gordon C. Holmes
GORDON C. HOLMES - R.C.E. 10467

CERTIFICATE OF RECORD OWNERS AND SECURITY HOLDERS:

THE UNDERSIGNED CERTIFY THAT AS OF THE DATE OF
RECORDATION OF THIS CONDOMINIUM PLAN WE ARE THE RECORD
OWNERS AND HOLDERS OF SECURITY INTEREST IN AND TO THE
REAL PROPERTY DESCRIBED HEREIN. WE FURTHER CERTIFY
THAT WE CONSENT TO THE RECORDATION OF THIS PLAN IN
THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
MONO, CALIFORNIA.

HIDDEN VALLEY ASSOCIATES, a limited partnership,
as owner of the land:

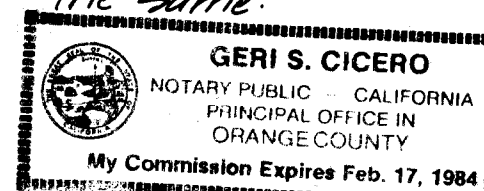
The Redington Company, a California corporation,
General Partner

by:

Donald S. Redington
President

State Of California } S.S.
County Of Orange }

On this 17 day of November 1980, before me,
the undersigned, a Notary Public in and for said
County and State, personally appeared Donald S.
Redington, known to me to be the President of
The Redington Company, the corporation that
executed the within instrument, and known to
me to be the person who executed the within
instrument on behalf of said corporation, said corporation
being known to me to be one of the partners of Hidden Valley
Associates, the partnership that executed the within instrument,
and acknowledged to me that such corporation executed
the same as such partner and that such partnership executed
the same.



Witness my Hand and Official Seal:

Geri S. Cicero
Notary Public.

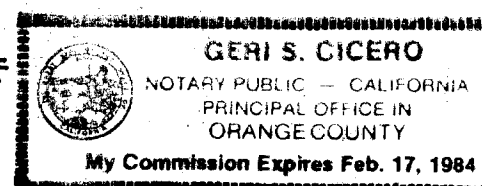
DONALD S. REDINGTON, as beneficiary under
the deed of trust recorded August 8, 1980, as
Instrument N^o 679 in Book , Page
of Official Records of Mono County.

Donald S. Redington
Donald S. Redington.

State Of California } S.S.
County Of Orange }

On this 17 day of November 1980, before me,
the undersigned, a Notary Public in and for said
County and State, personally appeared Donald S.
Redington, known to me to be the person whose
name is subscribed to the within instrument,
and acknowledged to me that he executed the
same.

Witness my Hand and Official Seal:



Geri S. Cicero
Notary Public.

VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION,
a California corporation, as beneficiary under
the deed of trust recorded July 15, 1980, in Book 300,
Page 124 of Official Records of Mono County.

Bruce W. Solomon
Name Vice President
Title Bruce W. Solomon

Melva B. Oberhansky
Name Melva B. Oberhansky
Title Asst. Secretary

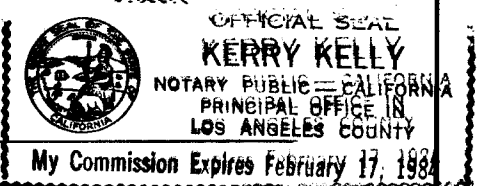
State Of California } S.S.
County Of Los Angeles }

On this 24 day of November, before me,
the undersigned, a Notary Public in and for said
County and State, personally appeared Bruce W. Solomon,
known to me to be the Vice President and Melva B. Oberhansky,
known to me to be the Asst. Secretary of Valley Federal
Savings and Loan Association, the corporation that
executed the within instrument, and known to me to
be the persons who executed the within instrument
on behalf of the corporation herein named, and
acknowledged to me that such corporation executed
the same.

Witness my Hand and Official Seal:



Kerry Kelly
Notary Public.



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